

## **FACT SHEET**

**PROPERTY ADDRESS:** BRIGHTON HENRIETTA TOWN LINE  
ROAD (5 PARCELS)  
**MINIMUM OPENING BID:** \$40,000  
**TOWN:** BRIGHTON  
**TAX MAP #:** 148.19-1-16; 1-17; 1-22; 1-23.1; 1-65

**CURRENT ASSESSED VALUE:** \$218,400 (TOTAL OF THE 5 PARCELS)  
**CURRENT TAXES:** \$8,317.87 (TOTAL OF THE 5 PARCELS)

**CURRENT ZONING:** INDUSTRIAL

**ROAD FRONTAGE:** 53'  
**TOTAL SITE SIZE:** 10.18 ACRES  
**AVAILABLE UTILITIES:** ELECTRIC, GAS, AND WATER

**OTHER:** IRREGULARLY SHAPED LOT IS  
COMPRISED OF FIVE SEPARATE PARCELS  
(TWO ARE VERY SMALL) AND FIVE TAX  
ACCOUNT NUMBERS. ACCESS TO  
PROPERTY IS GAINED THROUGH ONE  
PARCEL WITH ~53' OF FRONTAGE ON  
BRIGHTON HENRIETTA TOWN LINE  
ROAD.

THE COUNTY IS SELLING THIS PARCEL IN "AS IS" CONDITION. IT IS THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE PERMITTED USE OF THIS PARCEL AND COMPLY WITH ANY AND ALL TOWN ZONING AND BUILDING CODES.

INFORMATION GIVEN HERE IS FOR INFORMATIONAL PURPOSES ONLY. THESE FACTS AND FIGURES ARE SUBJECT TO CHANGES AND ARE THEREFORE DISCRETIONARY. POTENTIAL BUYERS ARE RESPONSIBLE TO PERFORM THEIR OWN DUE DILIGENCE.

THE SELLER (MONROE COUNTY), NEITHER GUARANTEES NOR WARRANTIES ANYTHING AS TO THE LOCATION, DIMENSION, PARCEL USE OR SIZE. IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE LEGAL AND/OR PHYSICAL FITNESS OF THE PROPERTY.

PORTION OF PARCEL  
145 15-3-39 100

8440340 4000'1

TOWN OF BRIGHTON

75

1

14.2  
10A(D)

821K-17  
71821  
3.008 ACRES  
POWER

4.3  
8A(C)

APPROPRIATION  
L 1185 P 150  
M 144 P 154A  
APPROPRIATION  
L 1185 P 280  
M 142 P 154

13  
1 1A(C)

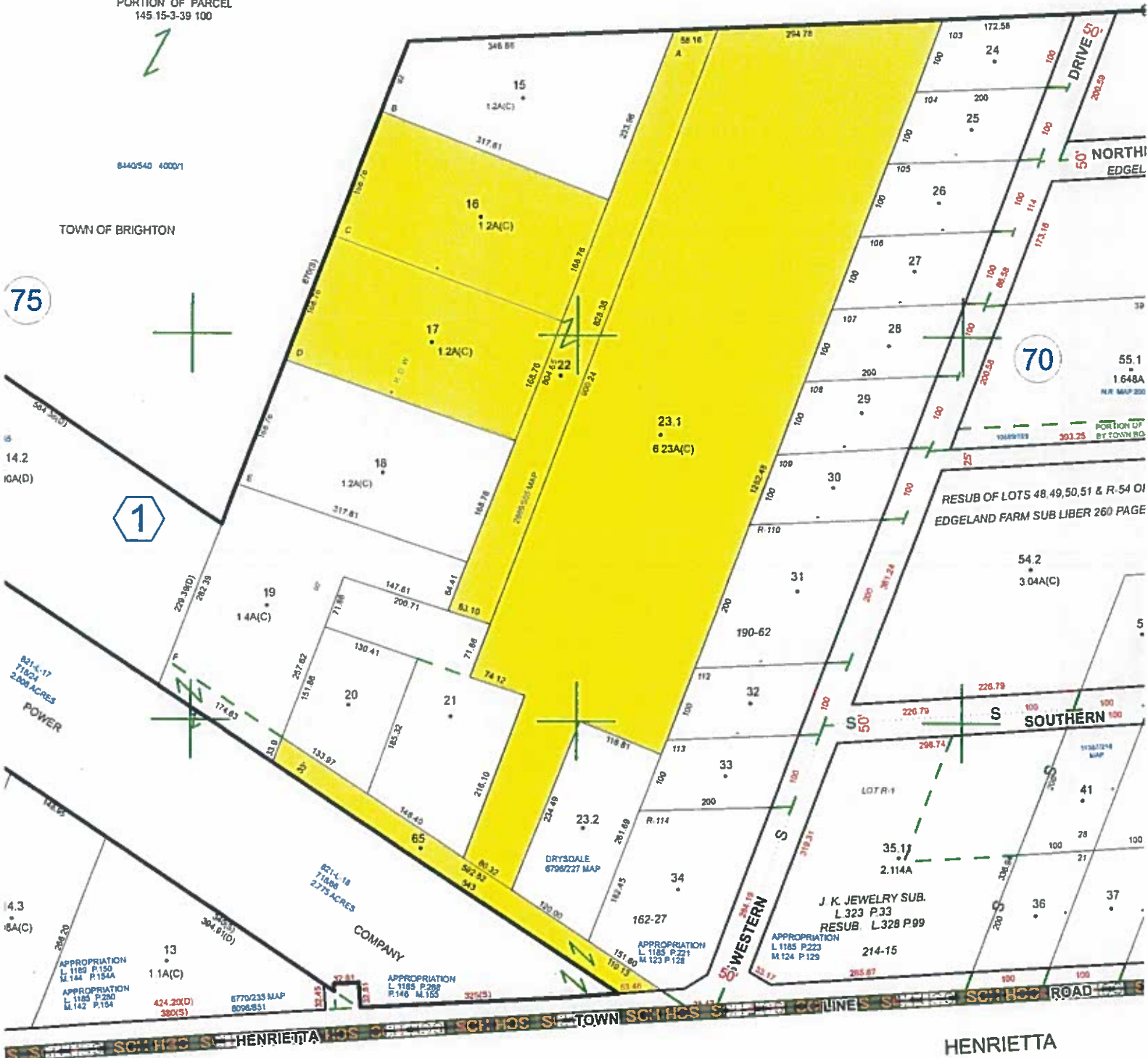
424.20(D)  
380(S)

6770/235 MAP  
8090/851

APPROPRIATION  
L 1185 P 298  
R 146 M 155

SC: H3C S: HENRIETTA H3C S: HENRIETTA H3C S: TOWN SC: H3C S: COLINE S S: SC: H3C S: HENRIETTA

HENRIETTA



## **FACT SHEET**

**PROPERTY ADDRESS: 2720 HENRIETTA RD**

**MINIMUM OPENING BID: \$210,000**

**TOWN: BRIGHTON**  
**TAX MAP #: 148.20-2-64.2**

**CURRENT ASSESSED VALUE: \$610,000**  
**CURRENT TAXES: \$23,245.84**

**LAND USE CODE: 421**  
**TOTAL SITE SIZE: 0.5 ACRE**  
**ROAD FRONTAGE: SEE TAX MAP**  
**AVAILABLE UTILITIES:**  
    **GAS/ELEC: GAS & ELECTRIC**  
    **WATER: COMM/PUBLIC**  
    **SEWER: COMM/PUBLIC**

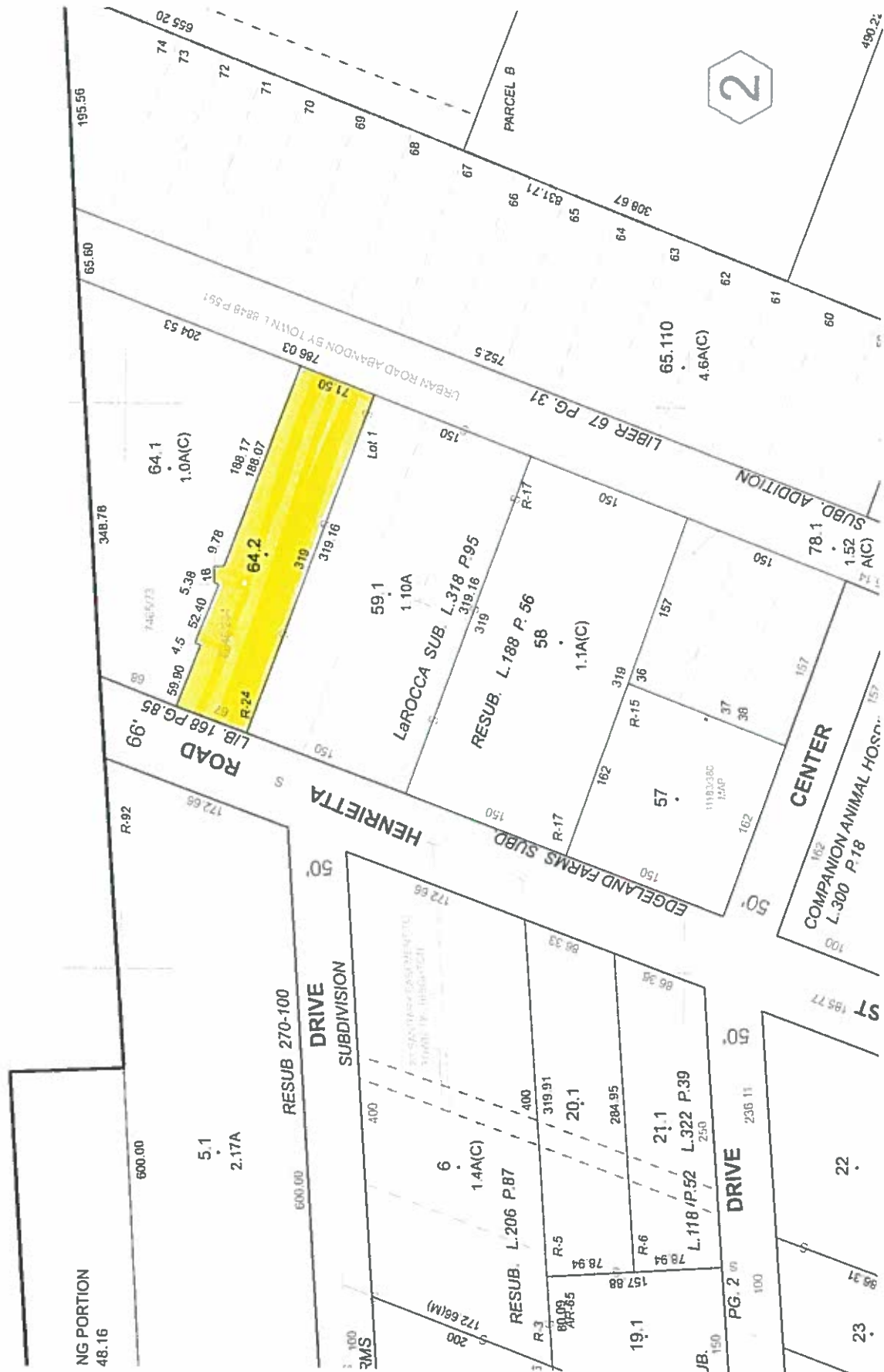
**OTHER: SINGLE STORY 10,680 SQ.FT. RESTAURANT  
CONSTRUCTED IN 1960.**

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THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE  
PERMITTED USE OF THIS PARCEL AND COMPLY WITH ANY AND ALL  
TOWN ZONING AND BUILDING CODES.**

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TO PERFORM THEIR OWN DUE DILIGENCE.**

**THE SELLER (MONROE COUNTY), NEITHER GUARANTEES NOR  
WARRANTIES ANYTHING AS TO THE LOCATION, DIMENSION, PARCEL  
USE OR SIZE. IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER TO  
DETERMINE THE LEGAL AND/OR PHYSICAL FITNESS OF THE  
PROPERTY.**

148.20-2-64.2



## **FACT SHEET**

<b>PROPERTY ADDRESS:</b>	<b>1285 E HENRIETTA ROAD A/K/A 2420 BRIGHTON HENRIETTA TOWN LINE ROAD</b>
<b>OPENING BID:</b>	<b>\$240,000</b>
<b>TOWN:</b>	<b>BRIGHTON</b>
<b>TAX MAP #:</b>	<b>149.18-2-2</b>
<b>CURRENT ASSESSED VALUE:</b>	<b>\$188,000</b>
<b>CURRENT TAXES:</b>	<b>\$7,163.68</b>
<b>LAND USE CODE:</b>	<b>613</b>
<b>TOTAL SITE SIZE:</b>	<b>0.92 ACRE</b>
<b>ROAD FRONTAGE:</b>	<b>SEE TAX MAP</b>
<b>AVAILABLE UTILITIES:</b>	
<b>GAS/ELEC:</b>	<b>GAS &amp; ELECTRIC</b>
<b>WATER:</b>	<b>NONE</b>
<b>SEWER</b>	<b>NONE</b>
<b>OTHER:</b>	<b>SINGLE STORY 2,544 SQ.FT. MASONRY BLDG CONSTRUCTED IN 1975.</b>

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319

27

HENRIETTA ROAD  
RTE. 15A

225.41

2.

6099/111  
10.25 RESERVED  
FOR COUNTY

R-1

APPROPRIATION  
M.195-D P.209

APPROPRIATION  
L.1201 P.16  
M.177 P.177

56

49.5'

TOWN

TOWN

APPROPRIATION  
L.1200 P.253  
M.175 P.175

M.129 092.53  
E.769 314.57

255001